



NANTES MELLINET - Spacious character house of 270 sq.m



SELLING PRICE : €1,595,000

EMAIL : NANTESLABAULE@BARNES-INTERNATIONAL.COM

SOLE AGENCY

15 rue La Fayette
44000 Nantes



PHONE : +33272748930
nanteslabaule@barnes-international.com

14 avenue du marché
44500 La Baule

12 Grande rue
44510 Le Pouliguen

DESCRIPTION

BARNES Nantes-La Baule offers you this superb house of character built in the 19th century in the heart of the district Mellinet. Entirely renovated in the rules of the art, it benefits from very beautiful benefits. On the ground floor, the entrance opens onto a magnificent hall giving access to a living room of more than 40 sq.m on a terrace and garden facing south, a vast kitchen of 34 sq.m and a dining room. The whole has a ceiling height of 5,40 m, massive parquets, moldings and functional chimneys. A clearing serves 2 rooms, a buanderie and a room of water. The wooden staircase leads to the first floor consisting of 3 bedrooms on parquet floors, a large dressing room, a WC and a charming bathroom. The whole is facing due south. In the basement, a garage, a wine cellar and a laundry room are added to the comfort of this good blow of heart. Agency fees payable by vendor - Nombre de lots dans la copropriété: 2

FEATURES

Type de bien:	House	Surface:	269.72 m ²	Terrain:	170.0 m ²
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	2	Taxe foncière:	€2,326.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 255kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : E kg CO₂/m².an

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